Karen Johnson Davidson County
Batch# 552746 DEEDWARR
01/12/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210112-0005250

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2020.

Notary Public

My commission expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Amorvinia Wilco-Santo	NEW OWNER	181-06-0A-009.00
8299 Tapoco Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Hollye Garner and Thomas Harrison, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Amorvinia Wilco-Santo, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 9 on the Plan of Phase One, Culbertson View, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20150803-0076314, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Hollye Garner and Thomas Harrison, wife and husband by Warranty deed from Lifestyle Home Builders, Inc., a Tennessee Corporation of record as Instrument No. 20160701-0067548, Register's Office for Davidson County, Tennessee.

This is improved property known as **8299 Tapoco Lane, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17 day of December, 2020.

Hollye Garner by Kathy Carter, her attorney-in-fact
Hollye Garner by Kathy Carter, her attorney-in-fact

Thomas Harrison by Kathy Carter, his attorney-in-fact
Thomas Harrison by Kathy Carter, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kathy Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Hollye Garner and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Hollye Garner.

Witness my hand and official seal this 17 day of December, 2020.

Notary Public
My Commission Expires: 8.20.2021

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kathy Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Thomas Harrison and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Thomas Harrison.

Witness my hand and official seal this 17 day of December, 2020.

Notary Public
My Commission Expires: 8-20-2021
LTC File No. 20-000279-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Kimbra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

